

Eric Porter

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Sunday, July 12, 2020 7:12 PM
To: Eric Porter
Cc: Duncan, Paul@CALFIRE; Hannan, Jake@CALFIRE; Beckman, Chase@CALFIRE; David Casian; Jack Smalley
Subject: [EXTERNAL] Re: Application for parcel map extension submitted - John Van Eck

Greetings Planner Porter.

These comments are from CAL FIRE.

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperater in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).

- All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
 - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustibile surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.

- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

[California's Wildland-Urban Interface Code Information - CAL FIRE - Home www.fire.ca.gov](http://www.fire.ca.gov)

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

[Hazardous Materials Management \(CUPA\)](http://www.lakecountycalifornia.gov)

www.lakecountycalifornia.gov

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

[Report of the Committee on - NFPA](http://www.nfpa.org)

www.nfpa.org

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

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FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

From: Eric Porter <Eric.Porter@lakecountycalifornia.gov>

Sent: Tuesday, June 30, 2020 8:58 AM

To: Ryan Lewelling <Ryan.Lewelling@lakecountycalifornia.gov>; David Casian <David.Casian@lakecountycalifornia.gov>; John Everett <John.Everett@lakecountycalifornia.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountycalifornia.gov>; Lori Baca <Lori.Baca@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Jim Campbell <Jim.Campbell@lakecountycalifornia.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountycalifornia.gov>; pbleuss@kelseyvillefire.com <pbleuss@kelseyvillefire.com>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountycalifornia.gov>; Michelle Scully <Michelle.Scully@lakecountycalifornia.gov>; Susan Parker <Susan.Parker@lakecountycalifornia.gov>

Cc: Eric Porter <Eric.Porter@lakecountycalifornia.gov>

Subject: Application for parcel map extension submitted - John Van Eck

Warning: this message is from an external user and should be treated with caution.

Good morning;

Lake County Planning Department has received a request for a three year extension to an approved parcel map.

The original project was a 16 lot subdivision that was approved but not built in 2006. The project was extended through a series of state-initiated extensions until 2017.

In 2017, the applicant modified the project by reducing the total number of lots from 16 to 4; this modification was approved by the Planning Commission on June 28, 2018.

The applicant was unable to connect to the Soda Bay Water District CSA #20 due to a 2011 State moratorium based on water quality and quantity. The Planning Commission allowed the applicant to be approved with the use of a shared well due to the moratorium imposed by the Water District.

Please have your comments back to me on or before July 14, 2020.

Thanks,
Eric Porter



Eric J. Porter

Associate Planner

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2221 x 37108

Fax: (707) 262-1843

Email: eric.porter@lakecountycalifornia.gov

STAY CONNECTED:



Eric Porter

From: Gordon Haggitt
Sent: Tuesday, June 30, 2020 10:44 AM
To: Eric Porter
Subject: RE: Application for parcel map extension submitted - John Van Eck

Eric: I'm OK with the extension. My original comments and conditions still apply. Thanks, Gordon

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

From: Eric Porter
Sent: Tuesday, June 30, 2020 8:59 AM
To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; pbleuss@kelseyvillefire.com; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>
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Phone: (707) 263-2221 x 37108
Fax: (707) 262-1843

Email: eric.porter@lakecountycalifornia.gov

STAY CONNECTED:



Eric Porter

From: John Everett
Sent: Monday, July 13, 2020 11:05 AM
To: Eric Porter
Subject: RE: Application for parcel map extension submitted - John Van Eck

Eric,
I reviewed the approved Tentative parcel map. Revising the original project from 16 lots to 4. will in my opinion reduce the anticipated impacts to the Road infrastructure. I therefore have no comment on the approval of the three year extension to the revised tentative parcel map.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

From: Eric Porter
Sent: Tuesday, June 30, 2020 8:59 AM
To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; pbleuss@kelseyvillefire.com; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>
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Department of Community Development

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Lakeport, CA 95453

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Fax: (707) 262-1843

Email: eric.porter@lakecountyca.gov

STAY CONNECTED:



Eric Porter

From: Lori Baca
Sent: Tuesday, July 7, 2020 3:14 PM
To: Eric Porter
Subject: RE: Application for parcel map extension submitted - John Van Eck

Eric,

Parcel 009-008-100 is within CSA 20 Soda Bay Water service area, however, as mentioned in your email CSA 20 has been under a Connection Moratorium since 2011. The requested 3 year extension will have no impact.

Have a great day!

Lori A. Baca, CTA
Customer Service Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



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Sent: Tuesday, June 30, 2020 8:59 AM
To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; pbleuss@kelseyvillefire.com; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>
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Associate Planner

Department of Community Development

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STAY CONNECTED:





COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: June 30, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

___ AG. COMMISSIONER
___ AIR QUALITY MGMT
___ @ ASSESSOR
___ @ BUILDING DIVISION
___ @ DPW - ROADS
___ @ ENVIRON HEALTH
___ LAKEBED MANAGEMENT
___ PUBLIC SERVICES
___ SHERIFF
___ @ SPECIAL DISTRICTS
___ @ SURVEYOR
___ @ TAX COLLECTOR
___ WASTE DISPOSAL
___ @ WATER RESOURCES

___ FIRE PROTECTION DIST:
___ @ Kelseyville
___ @ Lake County
___ Lake Pillsbury (no contact info)
___ Lakeport County
___ Northshore
___ South Lake County
___ @ CalFire
___ GRADING
___ PG&E
___ HOA
___ WATER CO
___ OTHER

___ CA DEPT FISH & WDLF
___ CALTRANS
___ STATE LANDS COMM.
___ CRWQCB
___ STATE DEPT. OF HEALTH
___ CALCANNABIS
___ NW INFO CENTER
___ SIERRA CLUB
___ FARM BUREAU
___ ARMY CORPS
___ BLM
___ NRCS (USDA)
___ US FISH & WILDLIFE SVC
___ US FOREST SERVICE

FROM: Eric Porter, Associate Planner
REQUEST: Parcel Map Extension, PMX 20-01
OWNER/APPLICANT: John Van Eck
APNs: 009-008-10
LOCATION: 3640 Lakeview Estates Drive, Kelseyville
ZONING: "R1" – Low Density Residential
GENERAL PLAN: Low Density Residential
HAZARDS: SRA High Fire Area
NATURAL RESOURCES: None mapped
SUPERVISOR DIST: Four (4)

BACKGROUND: The applicant had originally been approved for a 16 lot subdivision in 2006 via SD 05-13. Due to the economy, the State of California issued five separate extensions state-wide for approved but unbuilt subdivisions. This carried the Lakeview Estates subdivision until 2017. On April 21, 2017, the applicant requested a modification to reduce the number of lots from 16 to four parcels. On June 28, 2018, the Planning Commission approved the Van Eck modification with the proviso that a private shared well could be used because the property was not able to connect with Soda Bay CSA #20 water district due to a 'new connection' moratorium imposed by the State in 2011; this moratorium was based on CSA #20's water quality and quantity and remains in effect today. The Planning Commission found that since no public water was available, that a private well was appropriate and approved the modification with the ability to connect to a private on-site well.

PROPOSAL: Description of the type of requested permit:

The applicant seeks a three (3) year extension on his parcel map. This is permitted under County Code section 17-10.3 by a Board of Supervisor action based on the Planning Commission's recommendation.

Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **7/14/2020**. Please email your comments to Eric Porter at eric.porter@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: _____

NAME **DATE**

cc: 4 Supervisory District (RFR Only) County Administration



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: June 30, 2020

AB52 TRIBAL CONSULTATION NOTIFICATION

Please note: In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.

@ HERC
@ NATIVE AMERICAN HERITAGE
TRIBES:
@ Big Valley Rancheria
@ Cortina Rancheria
@ Elem Colony
@ Hopland Band of Pomo
@ Koi Nation

@ Mishewal-Wappo
@ Middletown Rancheria
@ Redwood Valley
@ Robinson Rancheria
@ Scotts Valley Band of Pomo
@ Upper Lake Habematolel
@ Yocha Dehe

FROM: Eric Porter, Associate Planner
REQUEST: Parcel Map Extension, PMX 20-01
OWNER/APPLICANT: John Van Eck
APNs: 009-008-10
LOCATION: 3640 Lakeview Estates Drive, Kelseyville
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In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice. If the Tribe would like to formally request an AB 52 consultation, please email or write your request and designated lead contact person to Rob Fitzsimmons at rob.fitzsimmons@lakecountycalifornia.gov or mail them to the address listed in the letterhead above.

COMMENTS: _____

NAME	DATE
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